RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1468783 DEEDWARR
09/04/2026 11:09:23 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260904-0082434

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 917973 405-3017 Terry Chandler	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00 Affiant Subscribed and sworn to before me this 3rd day of September 2026 Notary Public My commission expires: (Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KIMBERLY MONTGOMERY My Commission Expires 10/4/27

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: William Marlin Connelly and Jaelyn Marie Ross	NAME: FirstBank
STREET ADDRESS: 600 Sitting Mill Court, Nashville, TN 37211	STREET ADDRESS: 722 Columbia Avenue Franklin, TN 37064
MAP & PARCEL NO.: 173 09 0A 134.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas Somera and Erica Somera, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

William Marlin Connelly and Jaelyn Marie Ross, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See the Exhibit "A"

This is improved property known as: 600 Sitting Mill Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and

forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 6 day of August, 2026.

x _____ Nicholas Somera

x Erica Somera Erica Somera

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nicholas Somera, Married Man (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Anu Sagarad.
Notary Public
My commission expires 9/27/28.

ANURADHA SAGARAD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2028
WILLIAMSON COUNTY

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erica Somera, Married Woman (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Anu Sagarad
Notary Public
My commission expires 9/27/28.

ANURADHA SAGARAD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2028
WILLIAMSON COUNTY

EXHIBIT "A"
Property Description

Being Lot No. 222 on the Plan of Lenox Village II, Section One, A Planned Unit Development, as of record in Instrument No.20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicolas Somera, a married man, and Erica Somera, a married woman by Deed dated November 19, 2021 from Curtis J. Navatta and Amber Morra, husband and wife, recorded November 29, 2021, in Instrument Number 20211129-0157482, in the Official Records of Davidson County, Tennessee.